

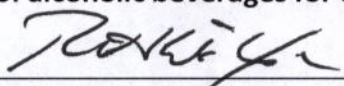


To the Honorable Council
City of Norfolk, Virginia

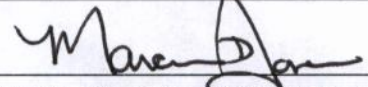
September 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exceptions for a convenience store, 24-hours (with fuel sales) and for the sale of alcoholic beverages for off-premises consumption at 3805 Colley Avenue – 7-Eleven**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-9**

I. **Staff Recommendation:** Approval.

II. **Commission Actions:** By a vote of **6 to 0**, the Planning Commission recommends **Approval** for both requests.

III. **Requests:** For the following requests:

- a. **Special exception to operate a Convenience Store, 24-hours (with fuel sales)**
- b. **Special exception for the Sale of Alcoholic Beverages for Off-Premises Consumption**

IV. **Applicant:** 7-Eleven, Inc.

V. **Description:**

- The requests would allow for the existing 7-Eleven convenience store to remove the underground fuel tanks and demolish the fuel pumps and overhead canopy, provide new fuel tanks and pumps, and increase the number of fuel pumps from two to three.
- The requests, if approved, brings the site into conformance with the *Zoning Ordinance* by obtaining special exceptions for the following nonconforming uses:
 - Operation of a Convenience Store (24-hours with fuel sales)
 - Sale of Alcoholic Beverages for Off-Premises Consumption; single servings will no longer be allowed.
- Through the Site Plan Review Process, the City will require a new lighting plan to be reviewed and approved by the Norfolk Police Department, in order to ensure the site addresses potential CPTED concerns (Crime Prevention Through Environmental Design).

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated August 27, 2015 with attachments
- Proponents and Opponents
- Ordinances



City of NORFOLK

Planning Commission Public Hearing: August 27, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Matthew Simons, CFM

Staff Report	Item No.	9
Address	3805 Colley Avenue	
Applicant	7-Eleven	
Requests	Special Exceptions	<ul style="list-style-type: none">• Convenience store, 24-hours (with fuel sales)• Sale of alcoholic beverages for off-premises consumption
Property Owner	Cenland Associates Ltd Ptshp, Etal	
Site Characteristics	Site/Building Area	26,830/2,350 sq. ft.
	Zoning	C-2 (Corridor Commercial)
	Neighborhoods	Kensington/Park Place/Highland Park
	Character District	Traditional
Surrounding Area	North	C-2 and I-2 (Light Industrial): parking lot and tow yard
	East	C-2: U.S. Post Office (Milan Station)
	South	IN-1: Mount Gilead Pentecostal Holiness Church
	West	I-2 and R-14 (Multi-Family): an office and a single-family home



A. Summary of Request

- The requests would allow for the existing 7-Eleven convenience store to remove the underground fuel tanks and demolish the fuel pumps and overhead canopy, provide new fuel tanks and pumps, and increase the number of fuel pumps from two to three.
- The requests, if approved, brings the site into conformance with the *Zoning Ordinance* by obtaining special exceptions for the following nonconforming uses:
 - Operation of a Convenience Store (24-hours with fuel sales)
 - Sale of Alcoholic Beverages for Off-Premises Consumption; single servings will not be allowed.

B. Plan Consistency

- The proposed special exceptions are consistent with *plaNorfolk2030*, which designates this site as commercial.
- The *Central Hampton Boulevard Area Plan* identifies this site as a location for office, research, retail, or multi-unit residential, and as a priority area for ground-level retail.
 - The plan calls for parking lot areas to be screened from the street with fencing or plantings of up to four feet in height and for street trees or landscaping to be installed between the street edge and the sidewalk.
- In order to be fully consistent with *plaNorfolk2030*, the special exception should be conditioned to require the installation and maintenance of a planting strip with a fence, wall, or hedge along the rear edge of the sidewalks fronting Colley Avenue and 38th Street, and in a similar location along West 39th Street to properly screen the parking and fueling areas.

C. Zoning Analysis

i. General

- The proposed uses are permitted in the C-2 district by special exception.
- The site is currently developed with a legally established nonconforming 24-hour 7-Eleven convenience store with fuel sales, selling alcoholic beverages for off-premises consumption.
 - The existing 7-Eleven was constructed in 1983, and a gasoline supply station has existed in similar form on the site since 1948.
- 7-Eleven is proposing to expand operations on the site by adding one additional fuel pump, thereby requiring the site's nonconforming uses to obtain the appropriate special exceptions.
 - The applicant has agreed to stop selling beer in single-serving packages or containers, which the establishment is currently grandfathered to sell.

	Previous	Proposed
Hours of Operation	24-hours a day, seven days a week	Same
Hours for the Sale of Alcoholic Beverages for Off-Premise Consumption	6:00 a.m. until 12 midnight, seven days a week (single-sales permitted)	Same (no single-sales permitted)

ii. Parking

- The site is located in the Traditional Character district which requires one parking space per 125 square feet of sales floor area within the building.
- The existing 2,350 square foot sales floor has an off-street parking requirement of 19 parking spaces.
 - The site complies with the off-street parking requirements.
- Two new bicycle parking spaces will be required.

iii. Flood Zone

The building is located in the X Flood Zone and portions of the property are located in the X (shaded) Flood Zone, both of which are considered low risk flood zones.

D. Transportation Impacts

Institute of Transportation Engineers figures estimate that no additional trips will be generated by the reconstruction of the fueling area at the existing convenience store on this site.

E. Impact on the Environment

- The site will be required to obtain approval through the Site Plan Review process and site improvements are being required in order to bring the site into closer conformity with the requirements of the *Zoning Ordinance* and the adopted *Central Hampton Boulevard Area Plan*.
- The improvements include increased landscaping and a reduction in stormwater runoff, which should slightly improve the drainage issues within the vicinity of the site.
- The replacement of the fuel tanks will be required to meet all Local, State and Federal environmental regulations for the proper removal, remediation and disposal of commercial fuel tanks.

F. Impact on Surrounding Area/Site

- Over the past year there has been 63 calls for police service with 3 arrests made.
 - The calls for service range from disturbances, larcenies, suspicious activities and robberies.

- To bring the site more into compliance with current regulations, the following improvements will be made:
 - The existing 38th Street ingress/egress access along the southern portion of the site will be closed to address an identified safety concern.
 - The existing nonconforming sign located in the northwest corner of the site will be replaced with a conforming sign.
 - A sidewalk will be required along the West 39th Street property line.
 - The existing nonconforming wooden dumpster enclosure will be replaced with a masonry dumpster enclosure, with a finish to match the existing brick finish.
 - The site has residential exposure to the west and southeast.
 - A landscape buffer area to the west of the site will be installed to screen the parking area from the adjacent single-family home.
 - Additional landscaping will be installed within the pervious areas along the south and southeast corner of the site.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Notice was sent to the Highland Park Civic League on June 10.
- Notice was sent to the Kensington and Park Place Civic Leagues on August 11.

I. Communication Outreach/Notification

- Legal notice was posted on the property on July 14.
- Letters were mailed to all property owners within 300 feet of the property on August 12.
- Legal notification was placed in *The Virginian-Pilot* on August 13 and August 20.

J. Recommendation

Staff recommends that the special exception requests be **approved** subject to the conditions shown below:

Conditions – 24-Hour Convenience Store (with fuel sales)

- (a) The site shall be generally improved in accordance with the conceptual site plan prepared by Blakeway Corporation, dated June 8, 2015, revised July 1, 2015, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review and building permit plan review processes.
- (b) All signage on the site shall conform to the material, size, design and placement standards depicted in the sign package prepared by Cummings Signs, attached hereto, and marked as "Exhibit C," subject to any required revisions made during the Site Plan Review and building permit plan review processes.

- (c) Subject to any limitation or preemption that may exist by operation of state law, an oil/water separator or other device approved by the city's Department of Public Works sufficient to capture leaks or spills related to the operation of the facility shall be installed and a hazardous materials management plan shall be prepared and submitted to the Department of Planning detailing the methods to be employed on the property in order to minimize the infiltration into groundwater or surface waters of petroleum-based materials or other waste associated with the dispensing and handling of fuel or other potentially hazardous liquids. The use allowed by this special exception shall not commence until after this management plan is approved. Once approved, the plan shall be fully and continuously implemented.
- (d) Two bicycle parking spaces shall be provided on the site.
- (e) A solid, wood fence not less than eight (6) feet in height shall be installed and maintained in the required landscape buffer area located along the western property line.
- (f) All non-conforming fences and signs on the site shall be removed.
- (g) All metal bollards on the site shall be painted and maintained free of visible corrosion.
- (h) No vehicle shall be parked within any sight triangle on the property, any public right-of-way, or any unimproved surface.
- (i) On-site lighting shall be directed and shielded so as to not cast glare onto any adjacent residential properties or public right-of-way.
- (j) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the current existing building.
- (k) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (l) The property shall be kept in a clean and sanitary condition at all times.
- (m) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.
- (n) The establishment shall maintain a current, active business license at all times while in operation.

Conditions – Sale of Alcoholic Beverages for Off-Premises Consumption

- (a) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be from 6:00 a.m. until 12:00 a.m., seven days a week.
- (b) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (c) No alcoholic beverages other than those defined as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," as defined by state law, shall be sold.
- (d) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (e) No beer shall be sold in any package containing fewer than six (6) bottles or cans and no wine shall be sold in containers less than 375 ml each.
- (f) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (g) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (h) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (i) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Signs."

Attachments

Location map

Zoning map

1000' radii map of similar ABC establishments

Applications

Site plan

Floor plan

Notice to the Highland Park, Kensington and Park Place Civic Leagues

Proponents and Opponents

Proponents

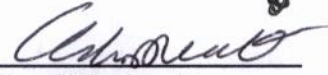
Stephen R. Romine – Representative, legal counsel for applicant
999 Waterside Drive, Suite 2100
Norfolk, VA 23510

Gary Franks – Consulting engineer
770 Independence Circle
Virginia Beach, VA 23455

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION AT AN ESTABLISHMENT KNOWN AS "7-ELEVEN" ON PROPERTY LOCATED AT 3805 COLLEY AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to 7-Eleven, Inc. authorizing the sale of beer and wine for off-premises consumption at an establishment known as "7-Eleven" on property located at 3805 Colley Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 205 feet, more or less, along the western line of Colley Avenue, 154 feet, more or less, along the southern line of West 39th Street, and 85 feet, more or less, along the northern line of 38th Street; premises numbered 3805 Colley Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 6:00 a.m. until 12:00 midnight, seven days per week.
- (b) This special exception shall terminate in the event of a change in ownership of the facility and may be revoked in the event of a change in the operation of the facility as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the facility shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (c) No alcoholic beverages other than those defined by state law as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," shall be sold.
- (d) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (e) No beer shall be sold in any package containing fewer than six (6) bottles or cans and no wine shall be sold in containers less than 375 ml each.
- (f) The facility shall maintain a current, active business license at all times while in operation.
- (g) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," and labeled, "Off-Premise Sale of Alcoholic Beverage" attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (h) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (i) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted

in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

- (j) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992, entitled "Signs."

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause

undue traffic congestion nor draw significant amounts of traffic through residential streets;

- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (2 pages)



EXHIBIT "A"
Description of Operations
Off-Premises Sale of Alcoholic Beverage

Date of Application: June 5, 2015

Name of business: 7-Eleven, Inc.

Address of business: 3805 Colley Avenue

Name(s) of business owner(s)*: 7-Eleven, Inc.

Name(s) of property owner(s)*: Cenland Associates Limited Partnership

Name(s) of business manager(s)/operator(s): Paul Encinas/Jay Khoram

Daytime telephone number (804) 353-7875 ext. 22 / 757-361-3253

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility	Alcoholic Beverage Sales
Weekday From 24 hours To	Weekday From 6am To midnight
Friday From 24 hours To	Friday From 6am To midnight
Saturday From 24 hours To	Saturday From 6am To midnight
Sunday From 24 hours To	Sunday From 6am To midnight

2. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☐ Mixed Beverage

3. Alcoholic beverages to be sold:

☒ Room temperature ☒ Refrigerated

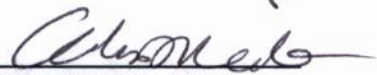
Exhibit A – Page 2
ABC-Off


4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:

N/A

7-Eleven, Inc.
Stephen R. Romera, Agent
Signature of applicant/owner

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT A CONVENIENCE STORE, 24-HOURS (WITH FUEL SALES) KNOWN AS "7-ELEVEN" ON PROPERTY LOCATED AT 3805 COLLEY AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a Convenience Store, 24-hours (with fuel sales) known as "7-Eleven" on property located at 3805 Colley Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 205 feet, more or less, along the western line of Colley Avenue, 154 feet, more or less, along the southern line of West 39th Street, and 85 feet, more or less, along the northern line of 38th Street; premises numbered 3805 Colley Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The site shall be generally designed in accordance with the conceptual site plan prepared by Blakeway Corporation, dated June 8, 2015, last revised July 1, 2015, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the Site Plan Review or building permit plan review processes.
- (b) All signage on the site shall conform to the material, size, design and placement standards depicted in the sign package prepared by Cummings Signs, attached hereto, and marked as "Exhibit B," subject to any required revisions made during the Site Plan Review or building permit plan review processes.
- (c) Subject to any limitation or preemption that may

exist by operation of state law, an oil/water separator or other device approved by the city's Department of Public Works sufficient to capture leaks or spills related to the operation of the facility shall be installed and a hazardous materials management plan shall be prepared and submitted to the Department of Planning detailing the methods to be employed on the property in order to minimize the infiltration into groundwater or surface waters of petroleum-based materials or other waste associated with the dispensing and handling of fuel or other potentially hazardous liquids. The use allowed by this special exception shall not commence until after this management plan is approved. Once approved, the plan shall be fully and continuously implemented.

- (d) Two bicycle parking spaces shall be provided on the site.
- (e) A solid, wood fence not less than six (6) feet in height shall be installed and maintained along the western property line.
- (f) All non-conforming fences and signs on the site shall be removed.
- (g) All bollards on the site shall be painted and maintained free of visible corrosion.
- (h) No vehicle shall be parked within any sight distance triangle on the property, any public right-of-way, or any unimproved surface.
- (i) On-site lighting shall be directed and shielded so as not to cast glare onto any adjacent residential properties or public right-of-way.
- (j) Dumpsters shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the current existing building.
- (k) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any

parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter and refuse.

- (l) The property shall be kept in a clean and sanitary condition at all times.
- (m) The establishment shall remain current on all food and beverages taxes and other local taxes which may become due while it is in operation.
- (n) The establishment shall maintain a current, active business license at all times while in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities,

drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;

- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the City as a whole;
- (j) The proposed use and development complies with all additional imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)

Exhibit B (6 pages)



770 INDEPENDENCE CIRCLE, SUITE 100
VIRGINIA BEACH, VIRGINIA 23455
TEL. 757-226-0001

[illegible]

SHEET NO.	DATE ORDERED
SCALE / INCH	06-08-15
	DRAWN BY
	CHECKED BY
	DESIGNED BY
	GF

A

CONCEPT PLAN

COLLEY AVE., 7-ELEVEN

CONCEPT PLAN

SHEET FILE
SHEETS 1 OF 1

SITE ADDRESS
3006 COLLEY AVE.

SITE ID

COLLEY AVE.



VICINITY MAP
NOT TO SCALE



AERIAL
NOT TO SCALE

PLANT KEY				
KEY	QTY	BOTANICAL NAME COMMON NAME	MINIMUM SIZE	NOTES
T1	4	<i>Lagerstoeemia 'Catawba'</i> CATAWBA CRAPE MYRTLE	2 1/2 - 3" CAL. 8 - 10" HT.	MULTI-STEMMED
T2	1	<i>Pyrus calleryana 'Redspire'</i> REDSPIRE PEAR	2 1/2 - 3" CAL. 8 - 10" HT.	FULL
S1	17	<i>Ilex cornuta 'Burfordii' Nana'</i> DWARF BURFORD HOLLY	18 - 24" HT.	4 O.C.
S2	7	<i>Juniperus chinensis 'Spartan'</i> SPARTAN JUNIPER	3 - 4' HT.	AS SHOWN

SITE ANALYSIS

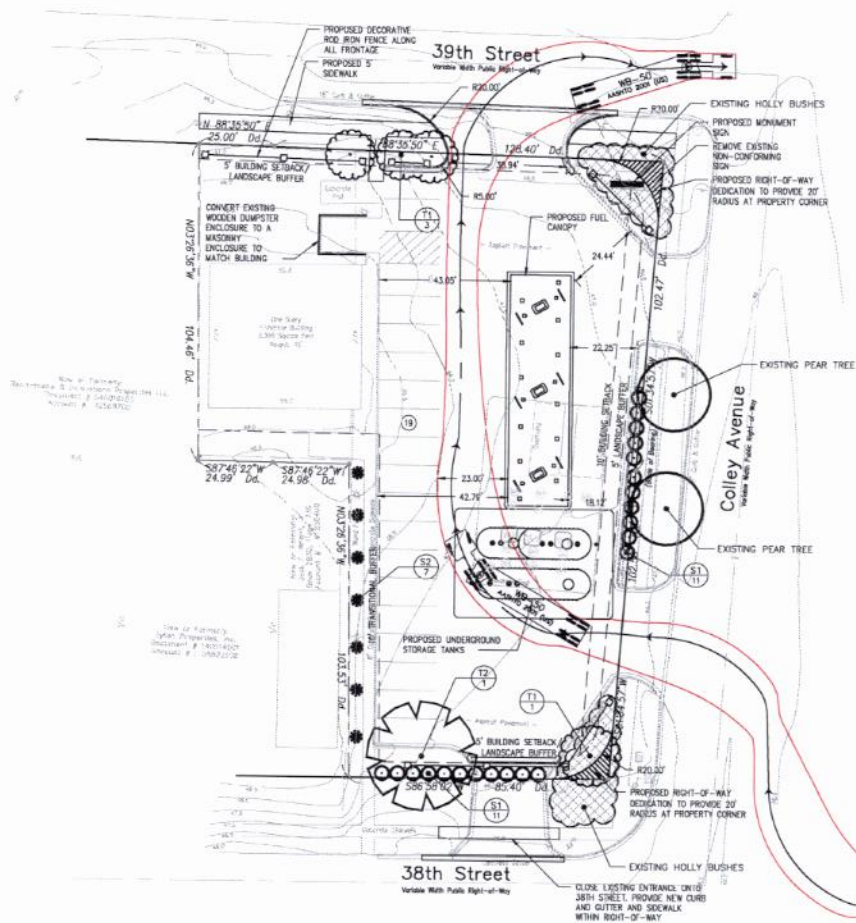
PROPOSED PARCEL AREA: 55,760± sf
1.28± ac.

PROPOSED ZONING: C-2

ADJACENT ZONING:
NORTH: C-2, R/V
SOUTH: BN-1, R/V
EAST: C-2, R/V
WEST: I-1, R-1

SETBACKS:	REQUIRED
FRONT:	10'
SIDE(R/W):	5'
REAR(1-1):	0'
REAR(2-2):	10'

LANDSCAPE BUFFERS:	REQUIRED
FRONT:	5'
SIDE(R/W):	5'
REAR(I-1):	0'
REAR (R-14):	0'

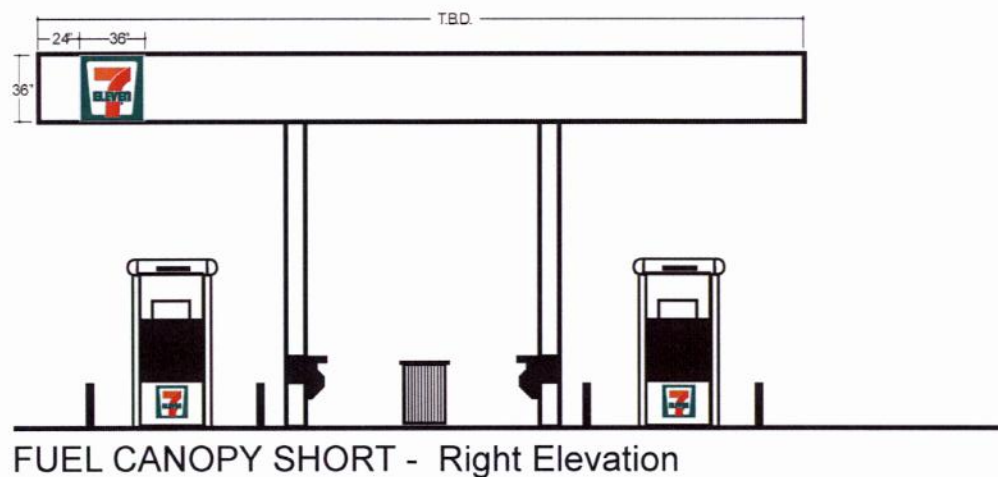
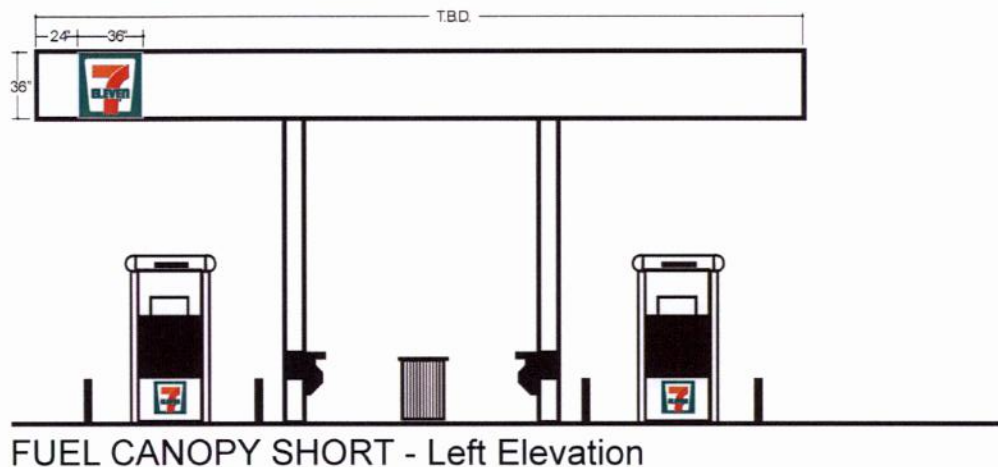


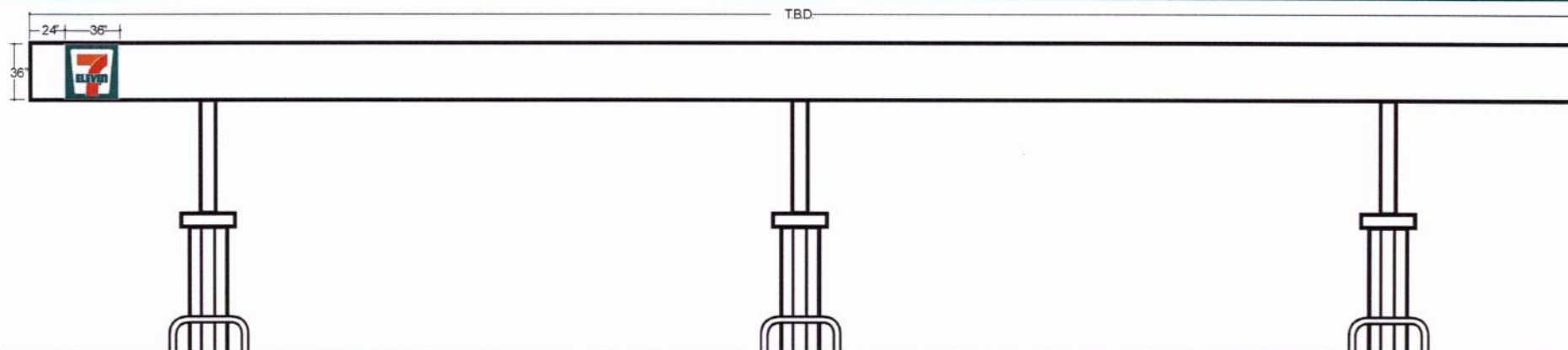
GRAPHIC SCALE



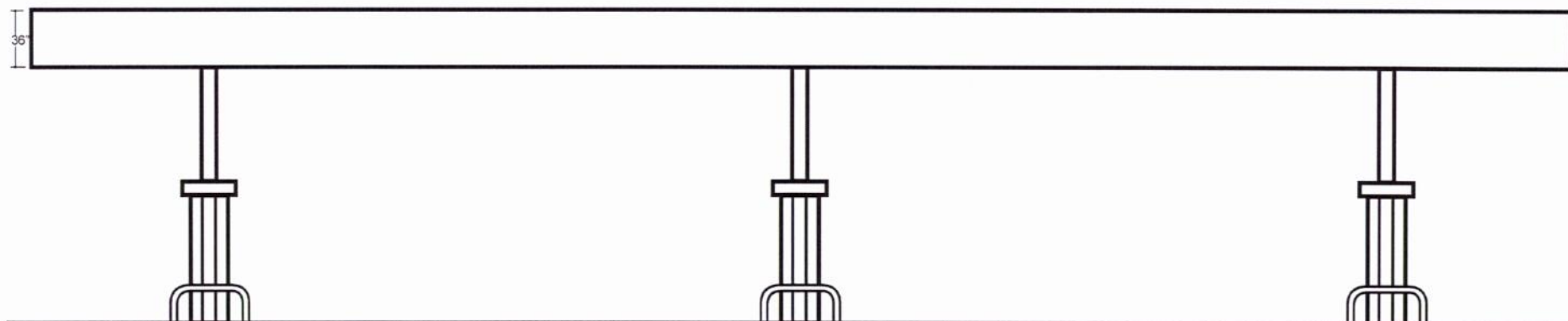
A
CONCEPT PA

Exhibit B





FUEL CANOPY LONG - Front Elevation



FUEL CANOPY LONG - Rear Elevation - No Signs

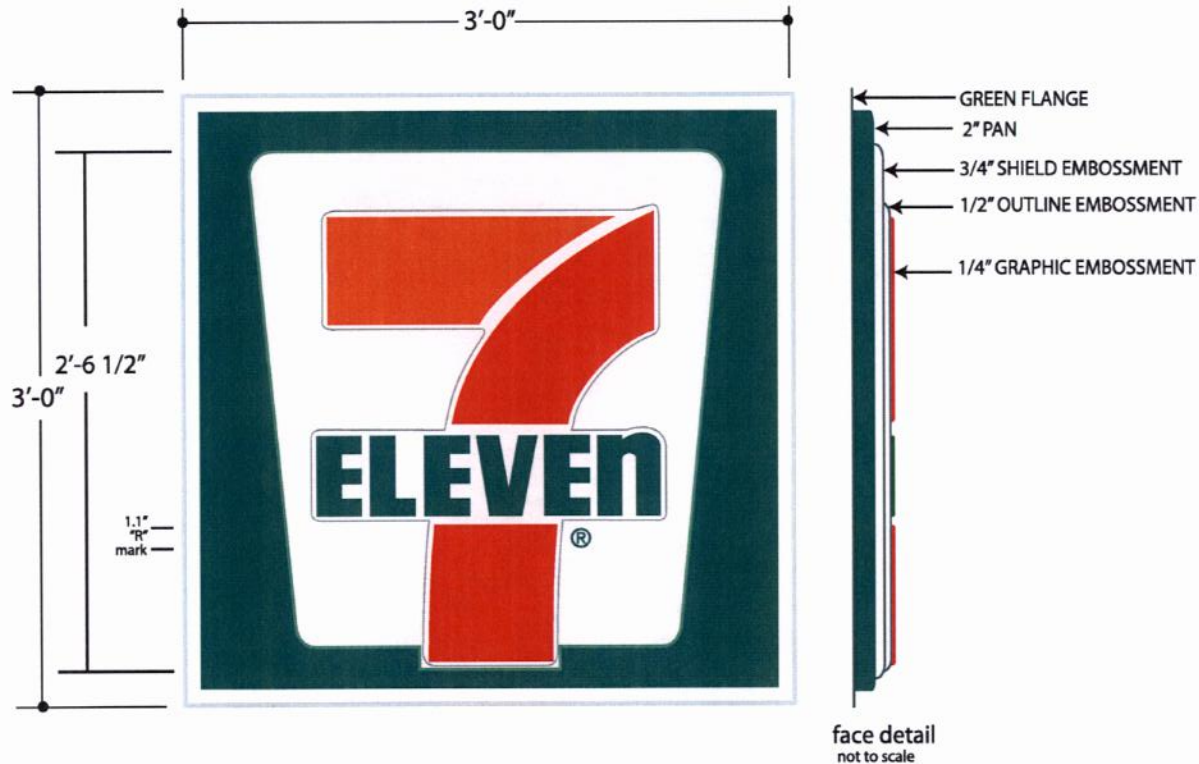
Job Location: 24641
3805 Colley Ave.,
Norfolk, VA
Date: August 21, 2015



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TDP

F5



- SINGLE FACE INTERNALLY ILLUMINATED CANOPY SIGNS.
- LED ILLUMINATION.
- ALUMINUM CABINET PAINTED WHITE.
- 1" ALUMINUM RETAINERS PAINTED WHITE.
- FORMED ACRYLIC FACES WITH EMBOSSED GRAPHICS.

 PMS 341C

 PMS 485C

 PMS 165C

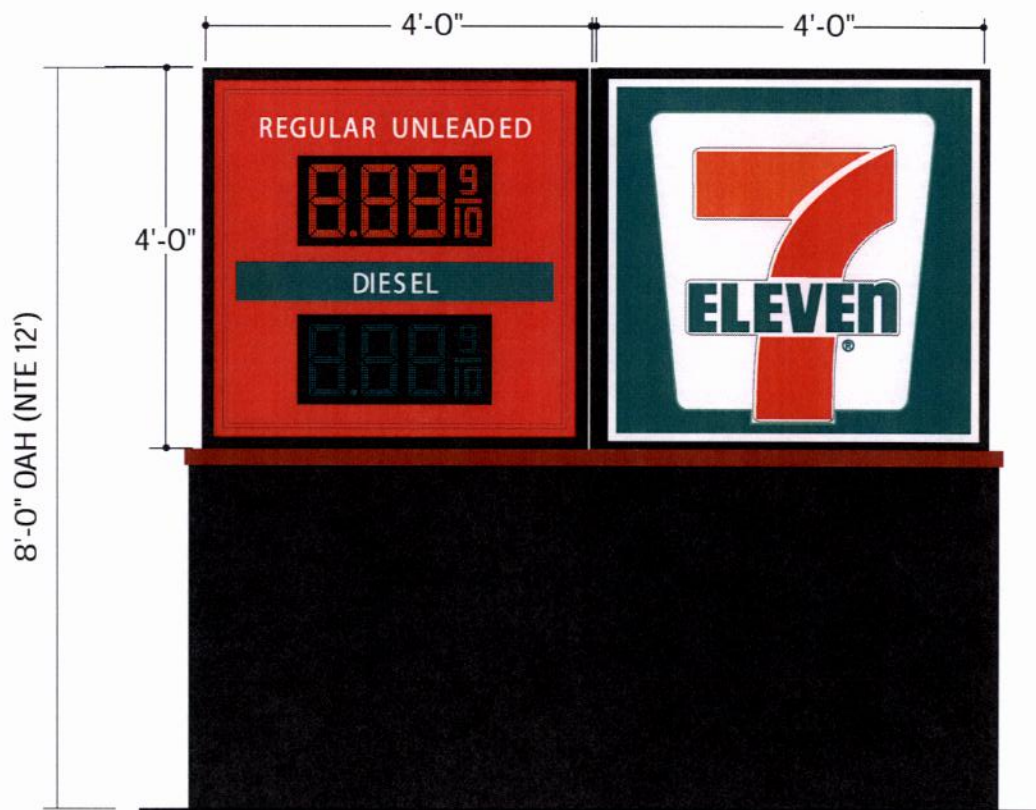
 WHITE

Display Square Footage (Cabinet): 9

Job Location: 24641
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M16

M16 FUEL MONUMENT

2 PRICE LED GAS PRICE SIGN

MAIN IDENTITY LOGO

DOUBLE FACE M16 MONUMENT SIGN**MAIN ID SIGN:**

- LED ILLUMINATION.
- EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
- FORMED ACRYLIC FACES WITH EMBOSSED GRAPHICS.
- TRAPLINE PROPORTIONAL TO LOGO FIELD.

LED PRICE SIGN:

- EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
- FORMED ACRYLIC FACES PAINTED PMS 485 RED.
- WHITE GRADE COPY.
- 12" RED & GREEN LED PRICE DIGITS.
- INTERNALLY FACE ILLUMINATION - WHITE LED

	3M 3630-26		WHITE
	3M 3630-33		BRONZE
	3M 3630-44		PMS 485

ALLOWABLE SQ. FT.: 32 @ 12' OAH
 PROPOSED SQ. FT.: 32 @ 8' OAH

Display Square Footage (Cabinets): 32

Job Location: 24641
 3805 Colley Ave.,
 Norfolk, VA
Date: August 21, 2015



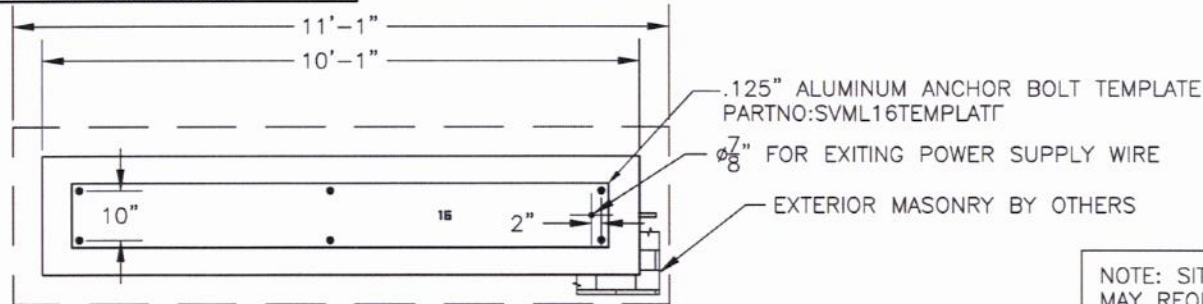
CUMMINGS
 Customer creation through brand innovation.

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Project Mgr.: Pat Ault
 Pat.Ault@cummingsigns.com
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MONUMENT INSTALL (TYPICAL)

TYPICAL MONUMENT INSTALL

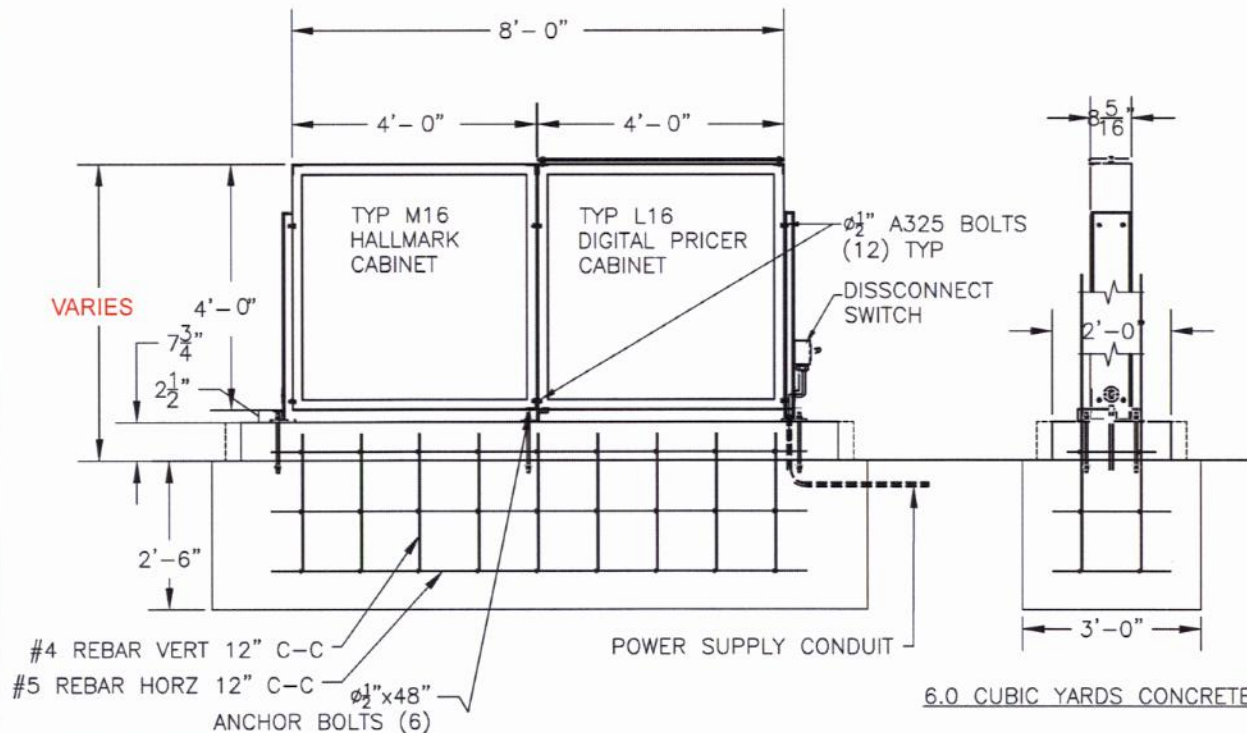
THIS IS AN ORIGINAL COPYRIGHT PROTECTED UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.



NOTE: SITE CONDITIONS AND LOCAL CODES MAY REQUIRE DEVIATION FROM THIS STANDARD.

DISCONNECT SWITCH BY G.C.
120 VAC (60Hz) INPUT FROM BREAKER OR DISCONNECT SWITCH

EXAMPLE: FOR REFERENCE ONLY SIZES NOT SITE SPECIFIC



DIGITAL PRICER TO HAVE DEDICATED CIRCUIT

L.E.D.:
TOT-L AMPS - 1.6 A
TOTAL CIRCUITS - 1 - 0A REQUIRED
VOLTS - 120

DIGITAL PRICER:
TOTAL AMPS - 10.0 A
TOTAL CIRCUITS - 1 - 0A REQUIRED
VOLT - 120

THIS SIGN WILL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN, 1/4" DRAIN-GEAR WHEEL HOLE @ 4' 0" CENTERS OR AS REQUIRED BY LOCAL MINIMUM TYPICAL THHN 1011/1015/120/135 90V OR 103 1000 105C WIRE, PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED SUPPORTED A MINIMUM OF 1" ABOVE THE BOTTOM OF SIGN

NOTES:

<p>4285 MAPLE FIELD RD DOTHAN, AL 36003 PHONE: (334) 983-8000 FAX: (334) 983-8100</p>		CUSTOMER 7 ELEVEN		ITEM NUMBER 77202.00-16
		CODE 16	PAGE LAYOUT INSTALL	
DRAWING APPROVED BY		ITEM DESCRIPTION M&L16 DOUBLE FACED MONUMENT @ 8' OAH		1
PROGRAM APPROVED BY		LOCATION		
PROTOTYPE	BY	SCALE 1:24	ENGINEER GARY MAYE	ACCOUNT REPRESENTATIVE
1st RUN	BY	SHEET 1 OF 2	BOXED SQ FT	
PRODUCTION	BY	WIND LOAD (MPH)	EST WEIGHT (LBS)	ITEM NUMBER 7202.00-16_1
RELEASED FOR		DATE 04/17/2014		REV

Job Location: 24641
3805 Colley Ave.,
Norfolk, VA
Date: August 21, 2015



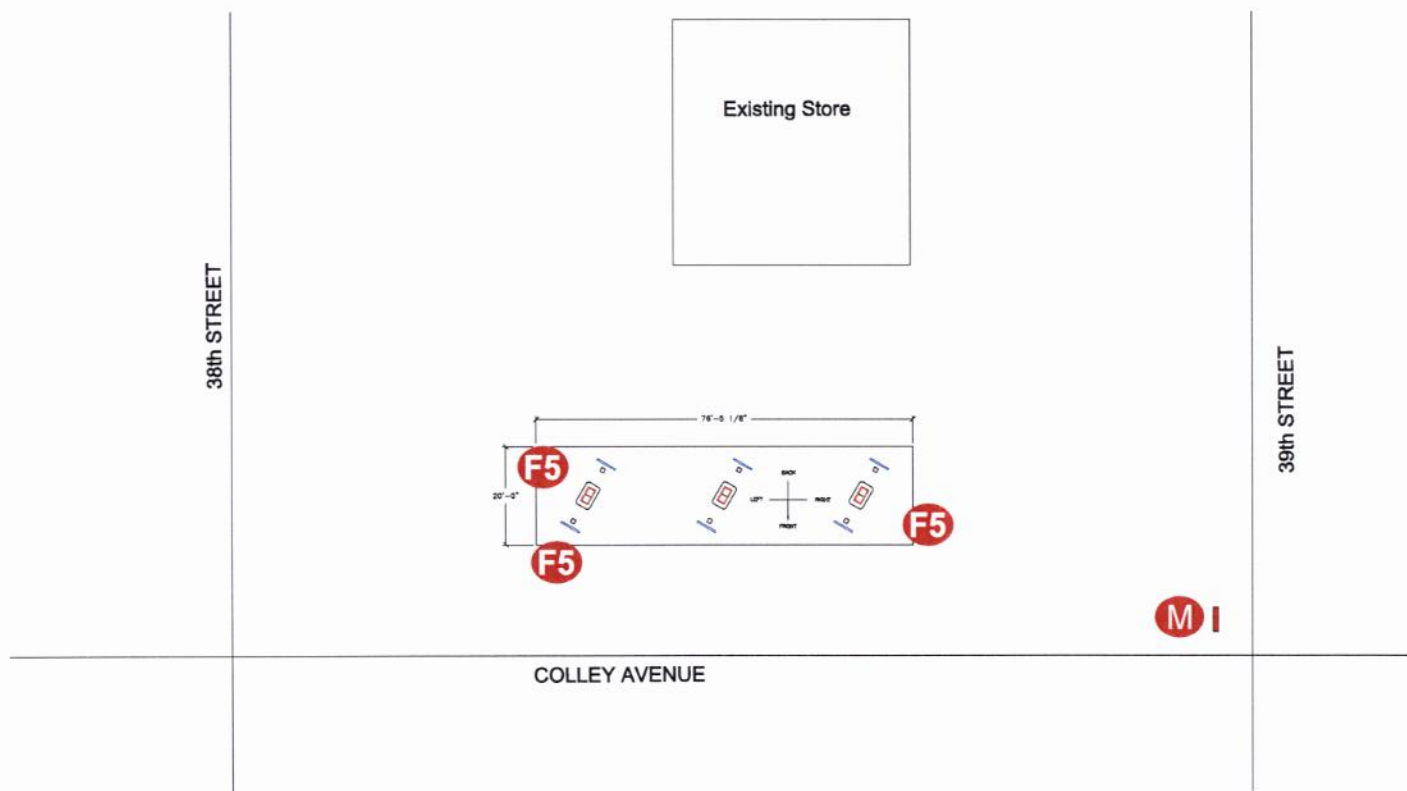
D-ORDER# 78930.02 TDP
Project Mgr.: Pat Ault
Pat.Ault@cummingsigns.com
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SITE PLAN

F5 3x3 Canopy Signs

M Monument Sign

*See corresponding elevation
or cut sheets for
exact placement of signage*



Job Location: 24641
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Norfolk, VA
Date: August 21, 2015



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Pat.Ault@cummingssigns.com
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Location Map



Zoning Map



Existing ABC Establishments Proximity Map





**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: Gasoline sales and 24 hours

Date of application: June 5, 2015

DESCRIPTION OF PROPERTY

Property location: (Street Number) 3805 (Street Name) Colley Avenue

Existing Use of Property Convenience store with gas

Current Building Square Footage 2,399

Proposed Use

Two (2) existing dispensers to be removed. Two (2) existing Underground Storage Tanks to be removed. Three (3) new dispensers to be installed. Two (2) new Underground Storage Tanks to be installed.

Proposed Square Footage 2,399

Proposed Hours of Operation:

Weekday From 12 a.m. To 12 a.m.

Friday From 12 a.m. To 12 a.m.

Saturday From 12 a.m. To 12 a.m.

Sunday From 12 a.m. To 12 a.m.

Trade Name of Business (If applicable) 7-Eleven, Inc.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Special Exception
Page 2**

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner () email:

CIVIC LEAGUE INFORMATION

Civic League contact: Higland Park/T. Dale Ryder

Date(s) contacted:

Ward/Super Ward information: Ward 2/Theresa Whibley & Super Ward 7/Angelia Williams Graves

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: _____ Sign: _____ / _____ / _____
(Property Owner or Authorized Agent of Signature) (Date)

7 Eleven, Inc
Print name: Stephen R. Romine, Agent Sign: Stephen R. Romine 6 / 5 / 15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Stephen R. Romine Sign: Stephen R. Romine 6 / 5 / 15
(Authorized Agent Signature) (Date)

CIVIC LEAGUE INFORMATION

Civic League contact: Higland Park/T. Dale Ryder

Date(s) contacted:

Ward/Super Ward information: Ward 2/Theresa Whibley & Super Ward 7/Angelia Williams Graves

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Cerberus Associates, LP
John J. Cramer, VP Sign: [Signature] 6 / 8 / 15
(Property Owner or Authorized Agent of Signature) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / _____ / _____
(Authorized Agent Signature) (Date)

CITY OF NORFOLK
APPLICATION FOR CITY PLANNING COMMISSION PUBLIC HEARING

(7-ELEVEN, INC. – 3805 COLLEY AVENUE)

PROJECT DESCRIPTION
(Adult Use Special Exception – ABC Off-Premises)

The Applicant is remodeling an existing 2,399 square foot (interior) 7-Eleven convenience store and installing three (3) new gas pumps for retail fuel sales on approximately 26,830 square feet at the corner of Colley Avenue and 38th Street. This Adult Use Special Exception-ABC-Off Premises Permit is necessary to allow the sale of alcoholic beverages for off premises consumption. In addition, the Applicant has filed with this Application (1) a Special Exception Application to remodel and operate a gas station (sales only) for the retail sale of gasoline at the site and operate between the hours of 12:00 midnight and 6:00 a.m. so that the facility can operate 24 hours per day, seven (7) days a week.



**APPLICATION
ADULT USE SPECIAL EXCEPTION
ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION**

Date of Application: 06/05/2015

DESCRIPTION OF PROPERTY

Property location: (Street Number) 3805 (Street Name) Colley Avenue

Existing Use of Property Convenience Store

Current Building Square Footage 2,399

Proposed Use 7-Eleven Convenience Store with gas.

Proposed Building Square Footage 2,399

Trade Name of Business (If applicable) 7-Eleven, Inc.

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) 7-Eleven, Inc. (First) (MI)

Mailing address of applicant (Street/P.O. Box): 1722 Routh Street, Suite 100

(City) Norfolk (State) Virginia (Zip Code) 75201

Daytime telephone number of applicant (804) 353-7875 ext. 22 Fax (804) 358-9074

E-mail address of applicant: pencin01@7-11.com

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant Fax

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner email:

CIVIC LEAGUE INFORMATION

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ One 8½ inch X 11 inch copy of a floor plan drawn to scale showing where cold and/or room temperature alcoholic beverages will be sold. (see attached example).
- ✓ Completed Exhibit A, Description of Operations (attached).
- ✓ Please provide a brief description of the business (i.e., # of employees, current locations, type of restaurant, etc...).

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: _____ Sign: _____ / _____ / _____
(Property Owner or Authorized Agent of Signature) (Date)

Print name: 7 Eleven, Inc.
Stephen R. Romine, Agent Sign: Stephen R. Romine 6/5/15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Stephen R. Romine Sign: Stephen R. Romine 6/5/15
(Authorized Agent Signature) (Date)